

B S D & Co.

Chartered Accountants

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INDEPENDENT AUDITORS' REPORT

To The Members of Navratan Techbuild Private Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **Navaran Techbuild Private Limited** ("the Holding Company") and its subsidiary (collectively referred to as "the Group") as per list Annexed comprising of the Consolidated Balance Sheet as at 31st March 2020, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow for the year then ended, and Notes to Consolidated Financial Statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31st March 2020, of its consolidated loss after tax and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report**. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Emphasis of Matter

We draw attention to note no. 40 to consolidated financial statements which describes the management's assessment of impact of outbreak of Covid-19 on business operations of the company. The management of the company have concluded that no adjustments are required to be made in financial statements as it does not impact current financial year, however, various preventive measures taken by Government are still in force leading to highly uncertain economic environment, therefore, the management's assessment of impact on subsequent period is highly dependent on situations/circumstances as they evolve. The company continues to monitor the impact of covid-19 on its business including its impact on customer, contractors, vendors etc. Our opinion is not modified in respect of this matter.



Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Description of key Audit Matters

Sr. No.	Key Audit Matters	<u>How that matter was addressed in our audit report</u>
1	<p><u>Revenue recognition</u></p> <p>The application of <i>Ind AS 115</i> accounting standard involves certain key judgment's relating to identification of contracts with customer, identification of distinct performance obligations, determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognised over a period. Additionally, new revenue accounting standard contains disclosures which involves collation of information in respect of disaggregated revenue and periods over which the remaining performance obligations will be satisfied subsequent to the balance sheet date. Refer Notes 18 to the Consolidated Financial Statements</p>	<p>Our audit procedure on revenue recognition from real estate projects included:</p> <ul style="list-style-type: none">• Selecting sample to identify contracts with customers, identifying separate performance obligation in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation.• On selected samples, we tested that the revenue recognition is in accordance with accounting standards by<ol style="list-style-type: none">i) Reading, analyzing and identifying the distinct performance obligations in real estate projects.ii) Comparing distinct performance obligations with that identified and recorded.iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue.iv) Performing, analytical procedures to verify reasonableness of revenue accounted by the Company.
2	<p><u>Pending Income Tax cases</u></p> <p>The Company has pending income tax cases involving tax demands which involves significant judgment to determine possible outcome of these cases.</p> <p>Refer Notes 28 to the Consolidated Financial Statements</p>	<p>We obtained details of all pending income tax matters involving tax demands on the Company and discussed with the Company's in house tax team regarding sustainability of Company's claim before various income tax/ appellate authorities on matters under litigation. The in-house tax team of the company relied upon past legal and other rulings, submissions made by them during various hearings held; which was taken in consideration by us to evaluate management</p>



<p>3</p>	<p><u>Inventories</u></p> <p>The company's inventories comprise mainly of project in progress, land and completed real estate projects.</p> <p>The inventories are carried at lower of cost and net realizable value (NRV). NRV of completed property is assessed by reference to market price existing at the reporting date and based on comparable transactions made by the company and/or identified by the company for properties in same geographical area. NRV of properties under construction is assessed with reference to market value of completed property as at the reporting date less estimated cost to complete.</p> <p>The carrying value of inventories is significant part of the total assets of the company and involves significant estimates and judgments in assessment of NRV. Accordingly, it has been considered as key audit matter.</p>	<p>position on these tax demands.</p> <p>Our audit procedures to assess the net realizable value (NRV) of the inventories include the following:</p> <ul style="list-style-type: none"> • We had discussions with Management to understand Management's process and methodology to estimate NRV, including key assumptions used and we also verified project wise un-sold area and recent sale prices and also estimated cost of construction to complete projects.
<p>4</p>	<p><u>Recognition and measurement of deferred tax assets</u></p> <p>Under Ind AS, the company is required to reassess recognition of deferred tax asset at each reporting date. The company has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in note no 3 and 26 to the Consolidated Financial Statements.</p> <p>The company's deferred tax assets in respect of brought forward business losses are based on the projected profitability. This is determined on the basis of business plans demonstrating availability of sufficient taxable income to utilize such brought forward business loss.</p> <p>We have identified recognition of deferred tax assets as key audit matter because of the related complexity and subjectivity of the assessment process. The assessment process is based on assumptions affected by expected future market or economic conditions.</p>	<p>Our Audit procedures include:</p> <ul style="list-style-type: none"> • Understood the business plans and projected profitability for the existing ongoing projects. • We tested the computations of amount and tax rate used for recognition of deferred tax assets. • We verified the disclosure made by the company in respect of deferred tax assets.



Other information

The Holding Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements and our auditor's report thereon. The other information is expected to make available to us after the date of audit report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibilities for the Consolidated Financial Statements

The Holding Company's management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective management and Board of Directors of the entities included in the Group are responsible for assessing the ability of each entity to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the entities included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.



As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company and subsidiary company which are company incorporated in India has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditor. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.



We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law relating to the preparation of the aforesaid consolidated financial statements have been kept by the Company so far as it appears from our examination of those books.
- c. The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flow dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors of the Holding company and its subsidiary as on 31st March, 2020 and taken on record by the Board of Directors of respective companies, none of the directors of the holding company and its subsidiary which are company incorporated in India is disqualified as on 31st March 2020 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls with reference to the financial statements of the Holding Company and its subsidiary which are company incorporated in India and the operating effectiveness of such controls, refer to our separate report in "**Annexure-I**".
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act,:
In our opinion and to the best of our information and according to the explanations given to us, no managerial remuneration was paid by the Holding company and its subsidiary which are company incorporated in India to its directors during the current year.
- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations as at 31st March 2020 on the consolidated financial position of the Group.



- ii. Provisions has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary company which are company incorporated in India during the year ended 31st March 2020.

For B S D & Co.

Chartered Accountants

Firm's Registration No: 000312S





Prakash Chand Surana

Partner

Membership No: 010276

UDIN: 20010276AAAAES4457

Place of Signature: New Delhi

Date: 25 JUL 2020

Annexure I

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated financial statements of Navratan Techbuild Private Limited ("the Holding Company") as of and for the year ended 31st March 2020, we have audited the internal financial controls over financial reporting of the Holding Company and its subsidiary companies which are companies incorporated in India as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company and its subsidiary companies which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls systems over financial reporting of the company and its subsidiary companies.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.



Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Group has, in all material respects, an adequate internal financial controls system over financial reporting but requires more strengthening and such internal financial controls over financial reporting were operating effectively as at 31st March 2020, based on the internal control over financial reporting criteria established by the Group consisting the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For B S D & Co.

Chartered Accountants

Firm's Registration No: 000312S




Prakash Chand Surana

Partner

M. No: 010276

UDIN: 20010276 AAAAES4457

Place of Signature: New Delhi

Date: 25 JUL 2020

Annexure-II to the Independent Auditors' Report – 31st March 2020 on the Consolidated Financial Statements

S. No.	Name of Company	Type
1	S N Realtors Private Limited	Subsidiary



Navratan Techbuild Private Limited

Regd. Office: 58, First Floor, Orbit Mall A.B Road, Indore, M.P-452003

CIN: U45203MP2005PTC017489

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2020

(Amount in Rupees)

Particulars	Note No.	As at 31 March 2020	As at 31 March 2019
ASSETS			
Non-Current Assets			
a) Property, Plant and Equipment	1	250,835.18	273,372.64
b) Goodwill	1A	324,718,891.97	324,718,891.97
c) Financial Assets			
i) Loans	2	3,484,060.00	3,484,060.00
d) Deferred Tax Assets (net)	3	37,119,025.00	16,757,638.00
e) Non-Current Tax Assets		2,820,383.00	1,765,440.00
f) Other Non-Current Assets	4	518,623.96	279,756.36
		368,911,819.11	347,279,158.97
Current Assets			
a) Inventories	5	251,195,279.14	372,974,389.00
b) Financial Assets			
i) Trade Receivables	6	94,551,563.62	62,856,463.28
ii) Cash and Cash Equivalents	7	1,301,246.85	3,217,087.41
iii) Other Financial Assets	8	166,824,113.70	167,773,387.66
c) Other Current Assets	9	15,133,085.19	14,996,182.76
		529,005,288.50	621,817,510.11
TOTAL ASSETS		897,917,107.61	969,096,669.08
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	10	500,000.00	500,000.00
b) Other Equity		112,560,026.76	173,930,412.12
		113,060,026.76	174,430,412.12
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Other Financial Liabilities	11	25,000.00	11,007,341.09
b) Other Non-Current Liabilities	12	-	42.48
c) Provisions	13	374,687.00	355,069.00
		399,687.00	11,362,452.57
Current liabilities			
a) Financial Liabilities			
i) Trade Payables	14		
			185,085.00
Total outstanding dues of micro enterprises and small enterprises			185,085.00
Total outstanding dues of creditors other than micro enterprises and small enterprises		393,321,400.00	393,233,291.00
ii) Other Financial Liabilities	15	99,293,622.69	111,749,138.86
b) Other Current Liabilities	16	291,833,962.16	278,127,763.53
c) Provisions	17	8,409.00	8,526.00
		784,457,393.85	783,303,804.39
TOTAL EQUITY AND LIABILITIES		897,917,107.61	969,096,669.08

Significant accounting policies

A

Notes on financial statements

1-42

The notes referred to above form an integral part of consolidated financial statements.

As per our audit report of even date attached

For and on behalf of

For and on behalf of board of directors

B S D & Co.

(Regn. No. -000312S)

Chartered Accountants



Prakash Chand Surana

Partner

M.No. 010276

UDIN: 20010276AAAAES4457

Arindam Shaw

Arindam Shaw

(Director)

DIN: 08155590

Rajneesh Pabbi

Rajneesh Pabbi

(Director)

DIN: 03563078

Place: New Delhi

Date: 25 JUL 2020

Navratan Techbuild Private Limited

Regd. Office: 58, First Floor, Orbit Mall A B Road, Indore, M.P-452003

CIN: U45203MP2005PTC017489

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2020

Particulars	Note No.	(Amount in Rupees)	
		Year Ended 31 March 2020	Year Ended 31 March 2019
REVENUE			
Revenue from Operations	18	88,701,720.35	250,644,978.13
Other Income	19	745,871.83	918,684.61
TOTAL INCOME		89,447,592.18	251,563,662.74
EXPENSES			
Cost of Material Consumed, Construction & Other Related Project Cost	20	12,581,771.65	52,243,224.39
Changes in Inventories of Finished Stock & Projects in Progress	21	112,996,302.20	192,610,221.94
Employee Benefits Expense	22	63,088.00	113,804.00
Finance Costs	23	44,708,584.76	13,291.37
Depreciation and Amortization Expense	24	88,294.34	117,673.15
Other Expenses	25	727,404.59	2,976,504.74
TOTAL EXPENSES		171,165,445.54	248,074,719.59
Profit/(Loss) Before Tax		(81,717,853.36)	3,488,943.15
Tax Expense	26	(20,357,884.00)	976,974.56
Profit/(Loss) For The Year(A)		(61,359,969.36)	2,511,968.59
Other Comprehensive Income			
1) Items that will not be reclassified to Statement of Profit and Loss			
Remeasurements of the Net Defined Benefit Plans		(13,919.00)	21,330.00
Tax On Remeasurements of The Net Defined Benefit Plans - Actuarial Gain or Loss		3,503.00	(5,545.80)
Total Other Comprehensive Income/(Loss)(B)		(10,416.00)	15,784.20
Total Comprehensive Income for the year (comprising of profit/(loss) for the year and other comprehensive income/(Loss))(A+B)		(61,370,385.36)	2,527,752.79
Net Profit/(Loss) attributable to :			
a) Owners of the Company		(61,359,969.36)	2,511,968.59
b) Non Controlling Interest		-	-
Other Comprehensive Income attributable to :			
a) Owners of the Company		(10,416.00)	15,784.20
b) Non Controlling Interest		-	-
Total Comprehensive Income attributable to :			
a) Owners of the Company		(61,370,385.36)	2,527,752.79
b) Non Controlling Interest		-	-
Earning Per Equity Share-Basic & Diluted (In Rupees)	27	(1,227.20)	50.24
Significant accounting policies	A		
Notes on financial statements	1-42		

The notes referred to above form an integral part of consolidated financial statements.

As per our audit report of even date attached

For and on behalf of

B S D & Co.

(Regn. No. -000312S)

Chartered Accountants



Prakash Chand Surana

Partner

M.No. 010276

UDM:20010276AAAAES4157



For and on behalf of board of directors



Arindam Shaw

(Director)

DIN: 08155590



Rajneesh Pabbi

(Director)

DIN: 03563078

Place: New Delhi

Date: 25 JUL 2020

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2020

A. Equity Share Capital

Particulars	Numbers	(Amount in Rupees)
Balance as at 1 April 2018	50,000	500,000.00
Changes in equity share capital during 2018-19	-	-
Balance as at 31 March 2019	50,000	500,000.00
Balance as at 1 April 2019	50,000	500,000.00
Changes in equity share capital during 2019-20	-	-
Balance as at 31 March 2020	50,000	500,000.00

B. Other Equity

(Amount in Rupees)

Description	Attributable to owners of Navratan Techbuild Private Limited		
	Reserves and Surplus	Other Comprehensive Income	Total Other Equity
	Retained Earnings	Remeasurement of Defined Benefit Obligation	
Balance as at 1 April 2018	181,950,649.54	(98,859.06)	181,851,790.48
Transitional impact of adoption of Ind AS 115	(10,449,131.15)	-	(10,449,131.15)
Profit for the year	2,511,968.59	-	2,511,968.59
Other Comprehensive Income	-	15,784.20	15,784.20
Balance as at 31 March 2019	174,013,486.98	(83,074.86)	173,930,412.12
Balance as at 1 April 2019	174,013,486.98	(83,074.86)	173,930,412.12
Profit/(Loss) for the year	(61,359,969.36)	-	(61,359,969.36)
Other Comprehensive Income	-	(10,416.00)	(10,416.00)
Balance as at 31 March 2020	112,653,517.62	(93,490.86)	112,560,026.76

The notes referred to above form an integral part of consolidated financial statements.

As per our audit report of even date attached

For and on behalf of

B S D & Co.

(Regn. No. -0003125)

Chartered Accountants




Prakash Chand Surana

Partner

M.No. 010276

UDIN: 20010276AAAAS4457

For and on behalf of board of directors



Arindam Shaw

(Director)

DIN: 08155590



Rajneesh Pabbi

(Director)

DIN: 03563078

Place: New Delhi

Date: **25 JUL 2020**

Navratan Techbuild Private Limited

Regd. Office: 58, First Floor, Orbit Mall A.B Road, Indore, M.P.-452003

CIN: U45203MP2005PTC017489

Consolidated Cash Flow Statement for the year ended March 31, 2020

(Amount in Rupees)

Particulars	Year Ended 31 March 2020	Year Ended 31 March 2019
A. Cash flow from operating activities		
Profit for the year before tax	(81,717,853.36)	3,488,943.15
Adjustments for :		
Depreciation and amortization expense	107,437.87	139,245.26
Interest and finance charges	44,708,584.76	41,991,805.89
Finance Income	(16,982.85)	(12,206.81)
Loss/(Profit) on sale of fixed assets	22,053.59	20,571.53
Bad Debts written off	4.00	-
Liabilities no longer required written back	(112,366.00)	(164,906.00)
Operating profit before working capital changes	(37,009,121.99)	45,463,453.02
Adjustments for working capital		
Non Current Loans	-	(750,000.00)
Inventories	121,779,109.86	191,988,839.11
Trade receivable	(31,695,100.34)	(11,691,284.68)
Current other Financial Asset	949,273.96	(167,773,387.66)
Other non-financial current Assets	(375,774.03)	52,272,188.71
Trade payable and other financial and non financial liabilities	3,325,735.89	(105,967,010.06)
	93,983,245.34	(41,920,654.58)
Net cash flow from operating activities	56,974,123.35	3,542,798.44
Direct tax paid	(1,054,943.00)	(876,313.00)
Net cash generated from/(used in) Operating activities (A)	55,919,180.35	2,666,485.44
B Cash flow from investing activities		
Purchase of fixed assets (including Capital work in progress)	(113,650.00)	(21,186.00)
Sale of fixed assets	6,696.00	44,500.00
Interest received	16,982.85	12,206.81
Net cash generated from /(used in) investing activities (B)	(89,971.15)	35,520.81
C Cash flow from financing activities		
Interest and finance charges paid	(57,745,049.76)	(1,716,823.89)
Net cash (used in)/generated from Financing activities (C)	(57,745,049.76)	(1,716,823.89)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(1,915,840.56)	985,182.36
Opening balance of cash and cash equivalents	3,217,087.41	2,231,905.05
Closing balance of cash and cash equivalents	1,301,246.85	3,217,087.41



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(Amount in Rupees)

FOR THE YEAR ENDED	Year Ended 31-Mar-20	Year Ended 31-Mar-19
COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT		
Cash on hand	87,044.00	107,599.00
Balance with banks	1,214,202.85	3,109,488.41
Cash and cash equivalents at the end of the year	1,301,246.85	3,217,087.41

RECONCILIATION STATEMENT OF CASH AND BANK BALANCES

(Amount in Rupees)

FOR THE YEAR ENDED	Year Ended 31-Mar-20	Year Ended 31-Mar-19
Cash and cash equivalents at the end of the year as per above	1,301,246.85	3,217,087.41
Add: Fixed deposits with banks		
Cash and bank balance as per balance sheet (refer note 07)	1,301,246.85	3,217,087.41

Note:- Depreciation includes amount charged to cost of material consumed, construction & other related project cost.

As per our audit report of even date attached

For and on behalf of
B S D & Co.
(Regn. No. -000312S)
Chartered Accountants



Prakash Chand Surana

Prakash Chand Surana
Partner
M.No. 010276

UDIN: 20010276AAAAES4457

For and on behalf of board of directors

Arindam Shaw

Arindam Shaw
(Director)
DIN: 08155590

Rajneesh Pabbi

Rajneesh Pabbi
(Director)
DIN: 03563078

Place: New Delhi

Date: 25 JUL 2020

A Significant Accounting Policies :

1 Corporate information

Navratan Techbuild Private Limited ("The Company") and its subsidiary (collectively referred to as "Group") are mainly into the business of real estate. The registered office of the Company is at 58, First Floor, Orbit Mall A.B Road, Indore, M.P-452003.

2 Significant Accounting Policies :

(i) Basis of Preparation

The financial statements of the Group have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ("Ind AS") issued by Ministry of Corporate Affairs ("MCA"). The Group has uniformly applied the accounting policies during the period presented.

(ii) Basis of consolidation

The consolidated financial statements relate to Navratan Techbuild Private Limited ("the Company") and its subsidiary company. The consolidated financial statements have been prepared on the following basis:

(a) The financial statements of the Company and its subsidiary are combined on a line by line basis by adding together like items of assets, liabilities, equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.

(b) Profits or losses resulting from intra-group transactions that are recognised in assets, such as inventory and property, plant & equipment, are eliminated in full.

(c) Where the cost of the investment is higher/lower than the share of equity in the subsidiary at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the consolidated statement of profit and loss.

(d) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.

(e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.

(f) Non Controlling Interest's share of profit / loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.

(g) Non Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

(iii) Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

(a) Real estate projects

The company derives revenue from execution of real estate projects. Revenue from Real Estate project is recognised in accordance with Ind AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised.

Revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking and is based on following 6 steps :

1. Identification of contract with customers

The company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.

- The company can identify each customer's right regarding the goods or services to be transferred.

- The company can identify the payment terms for the goods or services to be transferred.

- The contract has commercial substance (i.e. risk, timing or amount of the company's future cash flow is expected to change as a result of the contract) and

- It is probable that the company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

2. Identify the separate performance obligation in the contract:-

Performance obligation is a promise to transfer to a customer:

* Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.

* If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.

* The goods or services that is promised to a customer is distinct if both the following criteria are met:

- The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. The goods or services are capable of being distinct) and

- The company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract (i.e. The goods or services are distinct within the context of the contract).

3. Satisfaction of the performance obligation:-

The company recognizes revenue when (or as) the company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of Property.

4 Determination of transaction price:-

The transaction price is the amount of consideration to which the company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified



5 Allocating the transaction price to the performance obligation:-

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices, the stand alone selling price is the price at which the company would sell promised goods or services separately to the customers.

6. Recognition of revenue when (or as) the company satisfies a performance obligation:

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the company's performance as the company performs.
- The company's performance creates or enhances an asset that a customer controls as asset is created or enhanced.
- The company's performance doesn't create an asset within an alternative use to the company and the company has an enforceable right to payment for performance completed to date.

Therefore the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three else revenue recognition for a performance obligation is done at point in time.

The company disaggregate revenue from real estate projects on the basis of nature of revenue.

(b) Project Management Fee

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

(c) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis.

(d) Income from trading sales

Revenue from trading activities is accounted as revenue upon satisfaction of performance obligation.

(e) Dividend income

Dividend income is recognized when the right to receive the payment is established.

(iv) Borrowing Costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

(v) Property, Plant and Equipment

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

Depreciation on Property, Plant and Equipment is provided on written down value method based on the useful life of the asset as specified in Schedule II to the Companies Act, 2013. The management estimates the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except in the case of steel shuttering and scaffolding, whose life is estimated as five years considering obsolescence.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

(vi) Intangible Assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortization and useful lives)

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of four years on straight line method.

(vii) Goodwill on Consolidation

Goodwill represents the cost of acquired business as established at the date of acquisition of the business in excess of the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities less accumulated impairment losses, if any. Goodwill is tested for impairment annually or when events or circumstances indicate that the implied fair value of goodwill is less than its carrying amount.

(viii) Impairment of Non Financial Assets

The Group assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.



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(ix) **Financial Instruments**

(a) **Financial assets**

Initial recognition and measurement

Financial assets are recognised when the Group becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs

Subsequent measurement

(1) Financial instruments at amortised cost – the financial instrument is measured at the amortised cost if both the following conditions are met:

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Group's business model.

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Group has transferred its rights to receive cash flows from the asset.

(b) **Financial liabilities**

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

(c) **Financial guarantee contracts**

Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.

(d) **Impairment of financial assets**

The Group assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 35 details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables only, the Group applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(e) **Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

(x) **Inventories and Projects in progress**

(a) **Inventories**

(i) Building material and consumable stores are valued at lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.

(ii) Land is valued at lower of cost and net realisable value. Cost is determined on average method. Cost includes cost of acquisition and all related costs.

(iii) Completed real estate project for sale and trading stock are valued at lower of cost and net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.

(b) **Projects in progress**

Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, development rights, materials, construction, services, borrowing costs and other overheads relating to projects.

(xi) **Foreign currency translation**

(a) **Functional and presentation currency**

The financial statements are presented in currency INR, which is also the functional currency of the Group.

(b) **Foreign currency transactions and balances**

i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.

ii. Financial assets and financial liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.

iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.

(xii) **Retirement benefits**

i. Contributions payable by the Group to the concerned government authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.

ii. The Group is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with Ind AS-19.

iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with Ind AS-19.

iv. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.



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(xiii) **Provisions, contingent assets and contingent liabilities**

A provision is recognized when:

- the Group has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

(xiv) **Earnings per share**

Basic earnings per share are calculated by dividing the Net Profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the Net Profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

(xv) **Lease**

The company has applied INDAS 116 w.e.f 01.04.2019. In accordance with INDAS 116, the company recognises right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any, and adjusted for any re-measurement of lease liability. The right of use assets is depreciated using the Straight Line Method from the commencement date over the charter of lease term or useful life of right of use asset. The estimated useful life of right of use assets are determined on the same basis as those of Property, Plant and Equipment. Right of use asset are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in Statement of Profit and Loss.

The company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the company uses incremental borrowing rate.

The lease liability is subsequently re-measured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments. The company recognises amount of re-measurement of lease liability due to modification as an adjustment to write off use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the company recognises any remaining amount of the re-measurement in Statement of Profit and Loss.

The company has elected not to apply the requirements of INDAS 116 to short term leases of all assets that have a lease term of 12 months or less unless renewable on long term basis and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense over lease term.

(xvi) **Income Taxes**

i. Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity)

ii. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

(xvii) **Cash and Cash Equivalents**

Cash and Cash equivalents in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to Ind AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.



(xviii) **Significant management judgement in applying accounting policies and estimation of uncertainty**

Significant management judgements

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

Estimation of uncertainty related to Global Health Pandemic from COVID-19

The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets & liabilities. In Considering the assessment, the company has considered internal information and is highly dependent on estimates and circumstances as they evolve.

(a) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Group's future taxable income against which the deferred tax assets can be utilized.

Estimation of uncertainty

(a) Recoverability of advances/receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

(b) Defined benefit obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

(c) Provisions

At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Group assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

(d) Inventories

Inventory is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management

(e) Lease

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of INDAS 116. Identification of a lease requires significant judgement. The company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The company determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the company is reasonably certain not to exercise that option. In exercise whether the company is reasonably certain to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the company to exercise the option to extend the lease or to exercise the option to terminate the lease. The company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally based on incremental borrowing rate.

(f) Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available.

Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

(g) Impairment of Goodwill

Goodwill is tested for impairment on annual basis and whenever there is an indication that the recoverable amount of a cash generating unit (CGU) is less than the carrying amount, the impairment loss is accounted. For impairment loss, goodwill is allocated to CGU which benefit from the synergies of the acquisition and which represent the lowest level at which goodwill is monitored for internal management purpose. The recoverable amount of CGU is determined based on higher of value in use and fair value less cost to sell and value in use is present value of future cash flows expected to be derived from CGU.

(h) Classification of assets and liabilities into current and non-current

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.



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Note 1 : PROPERTY, PLANT AND EQUIPMENT

(Amount in Rupees)

Particulars	Plant and Machinery	Office Equipments	Furniture and Fixtures	Total
Gross carrying amount				
Balance as at 1 April 2018	198,779.08	197,862.57	898,583.79	1,295,225.44
Additions	21,186.00	-	-	21,186.00
Disposals		(116,499.98)	(73,870.63)	(190,370.61)
Balance as at 31 March 2019	219,965.08	81,362.59	824,713.16	1,126,040.83
Balance as at 1 April 2019	219,965.08	81,362.59	824,713.16	1,126,040.83
Additions	-	14,400.00	99,250.00	113,650.00
Disposals	(69,410.00)	-	(19,881.73)	(89,291.73)
Balance as at 31 March 2020	150,555.08	95,762.59	904,081.43	1,150,399.10
Accumulated depreciation				
Balance as at 1 April 2018	101,325.90	115,255.21	622,140.90	838,722.01
Depreciation charge during the year	21,572.11	28,182.64	89,490.51	139,245.26
Disposals	-	(85,024.78)	(40,274.30)	(125,299.08)
Balance as at 31 March 2019	122,898.01	58,413.07	671,357.11	852,668.19
Balance as at 1 April 2019	122,898.01	58,413.07	671,357.11	852,668.19
Depreciation charge during the year	19,143.53	12,893.06	75,401.28	107,437.87
Disposals	(45,665.03)	-	(14,877.11)	(60,542.14)
Balance as at 31 March 2020	96,376.51	71,306.13	731,881.28	899,563.92
Net carrying amount as at 31 March 2020	54,178.57	24,456.46	172,200.15	250,835.18
Net carrying amount as at 31 March 2019	97,067.07	22,949.52	153,356.05	273,372.64

Note:

(Amount in Rupees)

Particulars	Year ended 31 March 2020	Year ended 31 March 2019
Depreciation has been charged to		
- Cost of material consumed, construction & other related project cost (refer note 20)	19,143.53	21,572.11
- Statement of profit & loss (refer note 24)	88,294.34	117,673.15
Total	107,437.87	139,245.26



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Note 1A : GOODWILL ON CONSOLIDATION

Goodwill consist of the followings

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Balance at the beginning of the year	324,718,891.97	324,718,891.97
Additional amount recognised from acquisition/(deletion) during the year (net)	-	-
Total	324,718,891.97	324,718,891.97

The group tests goodwill annually for impairment. Goodwill of Rs. 324,718,891.97 (PY Rs. 324,718,891.97) have been allocated to the respective business/projects from where goodwill is generated. The estimated value in use is based on future cash flows and annual growth rate. Based on reasonable assumption, the group did not identify any probable scenario in which the recoverable amount of cash generating unit would decrease below its carrying value, hence no impairment is required in the carrying value of goodwill.

Note 2 : NON CURRENT LOANS

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
(Unsecured-considered good unless stated otherwise)		
Security Deposits		
Considered Good	3,484,060.00	3,484,060.00
Total	3,484,060.00	3,484,060.00

Note - 3 : DEFERRED TAX ASSETS - NET

The movement on the deferred tax account is as follows:

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
At the beginning of the year	16,757,638.00	13,996,126.00
Addition in balance at beginning of the year on implementation of Ind AS 115	-	3,671,316.36
Credit/ (Charge) to statement of profit and loss (refer note 26)	20,357,884.00	(904,258.56)
Credit/ (Charge) to other comprehensive income	3,503.00	(5,545.80)
At the end of the year	37,119,025.00	16,757,638.00

Component of deferred tax assets/ (liabilities) :

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Deferred Tax Asset		
Expenses allowed on payment basis	104,782.00	110,208.00
Difference between book and tax base of fixed assets	213,819.00	222,840.00
Effect of Fair Valuation of Development Income and transitional impact of adoption of Ind AS 115	27,127,183.00	6,751,349.00
Mat credit entitlement	9,673,241.00	9,673,241.00
Total	37,119,025.00	16,757,638.00

Note 4 : OTHER NON CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Prepaid Expenses	518,623.96	279,756.36
Total	518,623.96	279,756.36

Note 5 : INVENTORIES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Building Material And Consumables	12,845.55	368,595.21
Land	20,778,603.61	29,205,661.61
Completed Real Estate Projects	11,075,265.91	18,899,248.62
Project In Progress	219,328,564.07	324,500,883.56
Total	251,195,279.14	372,974,389.00



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Note 6 : TRADE RECEIVABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
(Unsecured considered good unless stated otherwise)		
Considered Good	94,551,563.62	62,856,463.28
Total	94,551,563.62	62,856,463.28

Note 7 : CASH AND CASH EQUIVALENTS

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Balances With Banks:-		
In Current Accounts	1,214,202.85	3,109,488.41
Cash On Hand	87,044.00	107,599.00
Total	1,301,246.85	3,217,087.41

Note 8 : OTHER FINANCIAL ASSETS-CURRENT

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
(Unsecured considered good unless otherwise stated)		
Advances Recoverable In Cash		
-Holding Company	166,824,113.70	167,773,387.66
Total	166,824,113.70	167,773,387.66

Note - 8.1

Particulars in respect of advance recoverable in cash from Holding Company:

Name of Company	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Omaxe Limited	166,824,113.70	167,773,387.66
Total	166,824,113.70	167,773,387.66

Note 9 : OTHER CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Advance against goods, services and others		
(Unsecured considered good unless otherwise stated)		
- Related Parties	10,859,471.49	10,642,862.49
- Others	816,850.00	1,243,851.00
	11,676,321.49	11,886,713.49
Balance With Government / Statutory Authorities	2,143,967.40	2,280,828.00
Prepaid Expenses	1,312,796.30	828,641.27
Total	15,133,085.19	14,996,182.76

Note - 9.1

Particulars in respect of advances to fellow subsidiary company :

Name of Company	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Omaxe Buildwell Limited	10,642,862.49	10,642,862.49
Omaxe New Chandigarh Developers Private Limited	216,609.00	-
Total	10,859,471.49	10,642,862.49



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Note 10 : EQUITY SHARE CAPITAL

Particulars	(Amount in Rupees)	
	As at March 31, 2020	As at March 31, 2019
Authorised		
50,000 (50,000) Equity Shares of Rs.10 Each	500,000.00	500,000.00
	<u>500,000.00</u>	<u>500,000.00</u>
Issued, Subscribed & Paid Up		
50,000 (50,000) Equity Shares of Rs.10 Each fully paid up	500,000.00	500,000.00
Total	<u>500,000.00</u>	<u>500,000.00</u>

(figure in brackets represent those of previous year)

Note - 10.1

Reconciliation of the shares outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2020		As at March 31, 2019	
	Numbers	Amount in Rupees	Numbers	Amount in Rupees
Equity Shares of Rs. 10 each fully paid up				
Shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	<u>50,000</u>	<u>500,000.00</u>	<u>50,000</u>	<u>500,000.00</u>

Note - 10.2

Terms/rights attached to shares

Equity

The company has only one class of equity shares having a par value of Rs 10/-per share. Each holder of equity shares is entitled to one vote per share.If new equity shares, issued by the company shall be ranked pari-passu with the existing equity shares. The company declares and pays dividend in Indian rupees. The dividend proposed if any by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any in proportion to the number of equity shares held by the share holders..

Note - 10.3

Shares held by holding company and subsidiaries of holding Company in aggregate

Name of Shareholder	As at March 31, 2020		As at March 31, 2019	
	Number of shares held	Amount in Rupees	Number of shares held	Amount in Rupees
Equity Shares				
Omaxe Limited	50,000	500,000.00	50,000	500,000.00

Note - 10.4

Detail of shareholders holding more than 5% shares in Equity capital of the company

Name of Shareholder	As at March 31, 2020		As at March 31, 2019	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Omaxe Limited	50,000	100.00	50,000	100.00

Note - 10.5

The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash.The company has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.



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Note 11 : NON CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Security deposits received	25,000.00	15,333.09
Rebates Payable To Customers	-	10,992,008.00
Total	25,000.00	11,007,341.09

Note 12 : OTHER NON CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Deferred Income	-	42.48
Total	-	42.48

Note 13 : PROVISIONS-NON CURRENT

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Leave Encashment	85,832.00	133,526.00
Gratuity	288,855.00	221,543.00
Total	374,687.00	355,069.00

Note 14 : CURRENT TRADE PAYABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Total outstanding dues of micro enterprises and small enterprises :		
Other Trade Payables due to micro enterprises and small enterprises	-	185,085.00
Total (A)	-	185,085.00
Total outstanding dues of creditor other than micro enterprises and small enterprises		
Deferred Payment Liabilities		
- In respect of development & other charges to be paid on deferred credit terms to authorities	384,540,703.00	384,540,703.00
Other Trade Payables		
- Fellow Subsidiary Companies/Related parties	165,495.00	295,000.00
- Others	8,615,202.00	8,397,588.00
Total(B)	393,321,400.00	393,233,291.00
Total(A+B)	393,321,400.00	393,418,376.00



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Note -14.1

* The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the company, on the basis of information and records available.

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Principal amount due to suppliers under MSMED Act, 2006	-	185,085.00
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	-	74,256.00
Payment made to suppliers (other than interest) beyond appointed day during the year	-	131,200.00
Interest paid to suppliers under MSMED Act, 2006	-	-
Interest due and payable on payment made to suppliers beyond appointed date during the year	-	-
Interest accrued and remaining unpaid at the end of the accounting year	22,957.00	109,358.00
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	(82,401.00)	(46,599.00)

Note 15 : CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Security Deposit Received	4,280,694.69	3,827,101.86
Due to Employees	497,872.00	356,896.00
Interest On Trade Payables	94,476,346.00	107,512,811.00
Others Payables	38,710.00	52,330.00
Total	99,293,622.69	111,749,138.86

Note 16 : OTHER CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Statutory Dues Payable	30,488.30	52,226.00
Deferred Income	-	101,040.13
Advance from customers and others :		
From Related parties	266,391,599.29	265,920,185.29
From Others	25,411,874.57	12,054,312.11
Total	291,833,962.16	278,127,763.53

Note 17: PROVISIONS-CURRENT

Particulars	(Amount in Rupees)	
	As at 31 March 2020	As at 31 March 2019
Leave Encashment	2,010.00	3,524.00
Gratuity	6,399.00	5,002.00
Total	8,409.00	8,526.00



Note 18: REVENUE FROM OPERATIONS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Income From Real Estate Projects	87,830,478.54	250,192,914.17
Income From Trading goods	432,941.00	66,841.00
Other Operating Income	438,300.81	385,222.96
Total	88,701,720.35	250,644,978.13

Disaggregation of revenue is as below:-

Nature of Revenue	Year Ended 31 March 2020			Year Ended 31 March 2019		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	87,830,478.54	438,300.81	88,268,779.35	250,192,914.17	385,222.96	250,578,137.13
Trading	432,941.00	-	432,941.00	66,841.00	-	66,841.00
Total	88,263,419.54	438,300.81	88,701,720.35	250,259,755.17	385,222.96	250,644,978.13

While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in Ind AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 2,09,87,612.70 (Rs. 42,791,957.58 previous year) which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which company is operating.

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Advances at beginning of the year	12,054,312.11	43,177,678.22
Add: Increase in advances due to implementation of INDAS 115 w.e.f 01.04.2019	-	59,859,341.54
Add: Advances received during the year (net)	102,059,282.81	159,662,270.48
Less: Revenue recognised during the year	88,701,720.35	250,644,978.13
Advances at the end of the year	25,411,874.57	12,054,312.11

Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Contracted price	88,701,720.35	248,128,841.74
Reduction towards variable consideration components	-	(2,516,136.39)
Revenue recognized	88,701,720.35	250,644,978.13

Note 19 : OTHER INCOME

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Liabilities No Longer Required Written Back (Net)	112,366.00	164,906.00
Miscellaneous Income	616,522.98	741,571.80
Gain on Financial assets/liabilities carried at amortised cost	16,982.85	12,206.81
Total	745,871.83	918,684.61



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Note 20 : COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Inventory at the Beginning of The Year		
Building Materials and Consumables	368,595.21	42,212.38
Land	29,205,661.61	28,910,661.61
	<u>29,574,256.82</u>	<u>28,952,873.99</u>
Add: Incurred During The Year		
Land, Development and Other Rights	-	295,000.00
Building Materials	565,541.82	1,830,076.15
Construction Cost	906,028.53	5,566,957.98
Employee Cost	1,832,832.00	1,736,514.00
Rates and taxes	124,942.49	641,201.46
Administration Expenses	327,866.42	468,897.00
Depreciation	19,143.53	21,572.11
Power & Fuel and Other Electrical Cost	22,609.20	325,874.00
Finance Cost	-	41,978,514.52
	<u>3,798,963.99</u>	<u>52,864,607.22</u>
Less: Inventory at the End of The Year		
Building Materials and Consumables	12,845.55	368,595.21
Land	20,778,603.61	29,205,661.61
	<u>20,791,449.16</u>	<u>29,574,256.82</u>
Total	<u>12,581,771.65</u>	<u>52,243,224.39</u>

Note 21 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS AND FINISHED STOCK

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Inventory at the Beginning of the Year		
Completed Real Estate Projects	18,899,248.62	11,166,900.75
Projects In Progress	324,500,883.56	524,843,453.37
	<u>343,400,132.18</u>	<u>536,010,354.12</u>
Inventory at the End of the Year		
Completed Real Estate Projects	11,075,265.91	18,899,248.62
Projects In Progress	219,328,564.07	324,500,883.56
	<u>230,403,829.98</u>	<u>343,400,132.18</u>
Changes In Inventory	<u>112,996,302.20</u>	<u>192,610,221.94</u>

Note 22 : EMPLOYEE BENEFIT EXPENSE

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Salaries, Wages, Allowances And Bonus	1,789,553.00	1,683,520.00
Contribution to provident and other funds	56,221.00	79,319.00
Staff Welfare Expenses	50,146.00	87,479.00
	<u>1,895,920.00</u>	<u>1,850,318.00</u>
Less: Allocated to Projects	1,832,832.00	1,736,514.00
Total	<u>63,088.00</u>	<u>113,804.00</u>



Note 23 : FINANCE COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Interest On		
-Others	43,685,014.00	40,835,970.47
Other borrowing cost	18,027.91	11,415.70
Bank Charges	1,005,542.85	1,144,419.72
	44,708,584.76	41,991,805.89
Less: Allocated to Projects	-	41,978,514.52
Total	44,708,584.76	13,291.37

Note 24 : DEPRECIATION AND AMORTIZATION EXPENSES

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Depreciation on tangible assets	88,294.34	117,673.15
Total	88,294.34	117,673.15

Note 25 : OTHER EXPENSES

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2020	Year Ended 31 March 2019
Administrative Expenses		
Short Term Lease	88,944.00	-
Rent	-	88,944.00
Rates And Taxes	134,214.00	80,558.21
Repairs And Maintenance- Others	22,833.00	455,185.00
Vehicle Running And Maintenance	35,131.00	71,009.00
Travelling And Conveyance	122,956.00	73,239.00
Legal And Professional Charges	169,788.00	211,160.00
Printing And Stationery	6,231.00	14,013.00
Loss on sale of fixed asset	22,053.59	20,571.53
Bad Debts & advances written off	4.00	-
Postage, Telephone & Courier	14,662.00	69,120.00
Auditors' Remuneration	25,300.00	24,400.00
Miscellaneous Expenses	8,027.42	17,565.00
	650,144.01	1,125,764.74
Less: Allocated to Projects	327,866.42	468,897.00
	322,277.59	656,867.74
Selling Expenses		
Business Promotion	12,802.00	172,404.00
Commission	392,325.00	2,062,533.00
Advertisement And Publicity	-	84,700.00
	405,127.00	2,319,637.00
Total	727,404.59	2,976,504.74



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Note 26 : INCOME TAX

(Amount in Rupees)

Particulars	Year Ended 31 March 2020	Year Ended 31 March 2019
Tax expense comprises of:		
Current income tax	-	-
Earlier years tax adjustments (net)	-	72,716.00
Deferred tax	(20,357,884.00)	904,258.56
	(20,357,884.00)	976,974.56

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company and the reported tax expense in statement of profit and loss are as follows:

(Amount in Rupees)

Particulars	Year Ended 31 March 2020	Year Ended 31 March 2019
Accounting profit before tax	(81,717,853.36)	3,488,943.15
Applicable tax rate		26.00%
Computed tax expense	-	907,125.00
Tax effect of:		
Tax impact of disallowable expenses	-	4,260.00
Others	-	(911,385.00)
Current Tax (A)	-	-
Earlier year tax adjustment (B)	-	-
Deferred Tax Provisions	-	72,716.00
Decrease in deferred tax assets on account of provisions, fair valuation of development income and others	(20,357,884.00)	904,258.56
Total Deferred Tax Provisions (C)	(20,357,884.00)	904,258.56
Tax Expenses recognised in statement of Profit & Loss(A+B+C)	(20,357,884.00)	976,974.56
Effective Tax Rate	25%	28%

The Company has exercised the option to adopt lower tax rate as per the provisions/conditions defined in the newly inserted Section 115BAA in the Income Tax Act, 1961. Accordingly, the Company has recognised provision for current / deferred tax for the year ended 31st March 2020 and also re-measured its deferred tax assets at rates as prescribed in the said section. The adoption of lower tax rate has resulted in reversal of deferred tax assets by Rs 2,26,156

Note 27 : EARNINGS PER SHARE

Particulars	Year Ended 31 March 2020	Year Ended 31 March 2019
Profit/(Loss) attributable to equity shareholders (Amount in Rupees)	(61,359,969.36)	2,511,968.59
Equity Shares outstanding (Number)	50,000	50,000
Weighted average number of equity shares	50,000	50,000
Nominal value per share	10.00	10.00
Earnings per equity share		
Basic	(1,227.20)	50.24
Diluted	(1,227.20)	50.24

Note 28 : CONTINGENT LIABILITIES AND COMMITMENTS

(Amount in Rupees)

Particulars	As at 31 March 2020	As at 31 March 2019
I Claims against the Group not acknowledged as debts (to the extent quantifiable)	23,239,944.00	1,056,000.00
II Corporate guarantees given by Company on behalf of holding company of holding Company namely Omaxe Limited	2,400,000,000.00	2,400,000,000.00
III Bank guarantees given by holding Company namely Omaxe Limited	31,526,000.00	31,526,000.00
IV Disputed tax amounts:- - Income tax	89,777,115.00	85,140,376.00
V The Company may be contingently liable to pay damages / interest in the process of execution of real estate projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable

Note 29 Balances of trade receivable, trade payable, loan/ advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade receivable, trade payable, loan/ advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.



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Note 30 : EMPLOYEE BENEFIT OBLIGATIONS

1) Post-Employment Obligations - Gratuity

The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. For the funded plan the Company makes contributions to recognised funds in India. The Company does not fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

The amounts recognised in the Statement of Financial Position and the movements in the net defined benefit obligation over the year are as follows:

(Amount in Rupees)

a. Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2020	As at 31 March 2019
Present value obligation as at the end of the year	295,254.00	226,545.00
Fair value of plan assets as at the end of the year	-	-
Net liability (asset) recognized in balance sheet	295,254.00	226,545.00

(Amount in Rupees)

b. Particulars	As at 31 March 2020	As at 31 March 2019
Current liability	6,399.00	5,002.00
Non-current liability	288,855.00	221,543.00
Total	295,254.00	226,545.00

(Amount in Rupees)

c. Expected contribution for the next annual reporting period	As at 31 March 2020	As at 31 March 2019
Service Cost	41,945.00	40,270.00
Net Interest Cost	20,048.00	17,331.00
Total	61,993.00	57,601.00

(Amount in Rupees)

d. Changes in defined benefit obligation	As at 31 March 2020	As at 31 March 2019
Present value obligation as at the beginning of the year	226,545.00	197,139.00
Interest cost	17,331.00	15,180.00
Service cost	37,459.00	35,556.00
Benefits paid	-	-
Actuarial loss/(gain) on obligations	13,919.00	(21,330.00)
Present value obligation as at the end of the year	295,254.00	226,545.00

(Amount in Rupees)

e. Amount recognized in the statement of profit and loss	Year ended 31 March 2020	Year ended 31 March 2019
Current service cost	37,459.00	35,556.00
Net Interest cost	17,331.00	15,180.00
Amount recognised in the statement of profit and loss	54,790.00	50,736.00

(Amount in Rupees)

f. Other Comprehensive Income	Year ended 31 March 2020	Year ended 31 March 2019
Net cumulative unrecognized actuarial gain/(loss) opening	(110,114.00)	(131,444.00)
Actuarial gain/(loss) on PBO	(13,919.00)	21,330.00
Actuarial gain/(loss) for the year on Asset	-	-
Unrecognised actuarial gain/(loss) at the end of the year	(124,033.00)	(110,114.00)



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g. Economic assumptions	As at 31 March 2020	As at 31 March 2019
Discount rate	6.79%	7.65%
Future salary increase	6.00%	6.00%

h. Demographic Assumption	As at 31 March 2020	As at 31 March 2019
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	IALM (2012-14)	IALM (2006-08)
Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 Years	2.00	2.00
Above 44 Years	1.00	1.00

(Amount in Rupees)

i. Sensitivity analysis for gratuity liability	As at 31 March 2020	As at 31 March 2019
Impact of the change in discount rate		
Present value of obligation at the end of the year	295,254.00	226,545.00
a) Impact due to increase of 0.50 %	(18,938.00)	(15,150.00)
b) Impact due to decrease of 0.50 %	20,490.00	16,498.00

(Amount in Rupees)

j. Impact of the change in salary increase	As at 31 March 2020	As at 31 March 2019
Present value of obligation at the end of the year	295,254.00	226,545.00
a) Impact due to increase of 0.50%	20,548.00	16,684.00
b) Impact due to decrease of 0.50 %	(19,161.00)	(15,446.00)

(Amount in Rupees)

k. Maturity Profile of Defined Benefit Obligation	As at 31 March 2020	As at 31 March 2019
Year		
0 to 1 years	6,399.00	5,002.00
1 to 2 years	5,787.00	4,166.00
2 to 3 years	4,262.00	4,445.00
3 to 4 years	4,276.00	4,388.00
4 to 5 years	4,298.00	3,109.00
5 to 6 years	4,328.00	3,115.00
6 years onwards	265,904.00	202,320.00

l. The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2020	As at 31 March 2019
Funds Managed by Insurer	-	-

2) Leave Encashment

Provision for leave encashment in respect of unavailed leaves standing to the credit of employees is made on actuarial basis. The Company does not maintain any fund to pay for leave encashment

3) Defined Contribution Plans

The Company also has defined contribution plan i.e. contributions to provident fund in India for employees. The Company makes contribution to statutory fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post employment benefit and is in the nature of defined contribution plan. The contributions are made to registered provident fund administered by the government. The provident fund contribution charged to statement of profit & loss for the year ended 31 March, 2020 amount to Rs. 40,500.00 (PY Rs. 48,526.00).



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Note 31 : LEASES

Short Term Lease Payment debited to Statement of Profit and Loss Account Rs. 88,944/- pertaining to short term lease arrangement for a period of less than one year.

Note 32 : AUDITOR'S REMUNERATION

(Amount in Rupees)

Particulars	Year Ended 31 March 2020	Year Ended 31 March 2019
Audit fees	21,800.00	20,000.00
Certification charges	3,500.00	4,400.00
Total	25,300.00	24,400.00

Note 33 : SEGMENT INFORMATION

In line with the provisions of Ind AS 108 - Operating Segments and on the basis of review of operations being done by the management of the Group, the operations of the Group falls under real estate business, which is considered to be the only reportable segment by management.

(Amount in Rupees)

Revenue from operations	Year Ended 31 March 2020	Year Ended 31 March 2019
Within India	88,701,720.35	250,644,978.13
Outside India	-	-
Total	88,701,720.35	250,644,978.13

None of the non- current assets are held outside India.

No single customer represent 10% or more of Company's total revenue for the year ended 31st March, 2020.



Note 34 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Rupees)

Particulars	Note	As at 31 March 2020	As at 31 March 2019
Financial Assets			
Non Current			
Loan	2	3,484,060.00	3,484,060.00
Current			
Trade Receivables	6	94,551,563.62	62,856,463.28
Cash & Cash Equivalents	7	1,301,246.85	3,217,087.41
Other Financial Assets	8	166,824,113.70	167,773,387.66
Total Financial Assets		266,160,984.17	237,330,998.35
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Other Financial Liabilities	11	25,000.00	11,007,341.09
Current Liabilities			
Trade Payables	14	393,321,400.00	393,418,376.00
Other Financial Liabilities	15	99,293,622.69	111,749,138.86
Total Financial Liabilities		492,640,022.69	516,174,855.95

(ii) Fair value of financial assets and liabilities measured at amortised cost

Particulars	As at 31 March 2020		As at 31 March 2019	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Loan	3,484,060.00	3,484,060.00	3,484,060.00	3,484,060.00
Current				
Trade Receivables	94,551,563.62	94,551,563.62	62,856,463.28	62,856,463.28
Cash & Cash Equivalents	1,301,246.85	1,301,246.85	3,217,087.41	3,217,087.41
Other Financial Assets	166,824,113.70	166,824,113.70	167,773,387.66	167,773,387.66
Total Financial Assets	266,160,984.17	266,160,984.17	237,330,998.35	237,330,998.35
Financial Liabilities				
Non-current liabilities				
Other Financial Liabilities	25,000.00	25,000.00	11,007,341.09	11,007,341.09
Current Liabilities				
Trade Payables	393,321,400.00	393,321,400.00	393,418,376.00	393,418,376.00
Other Financial Liabilities	99,293,622.69	99,293,622.69	111,749,138.86	111,749,138.86
Total Financial Liabilities	492,640,022.69	492,640,022.69	516,174,855.95	516,174,855.95

For short term financial assets and liabilities carried at amortized cost, the carrying value is reasonable approximation of fair value.



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Note 35 : RISK MANAGEMENT

The Group's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the group's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the group. The Group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management

Credit risk rating

The Group assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate credit risk

C: High credit risk

The Group provides for expected credit loss based on the following:

Credit risk	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents and other bank balances	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Group operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Group. The Group continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

(Amount in Rupees)

Credit rating	Particulars	As at 31 March 2020	As at 31 March 2019
A: Low credit risk	Cash and cash equivalents	1,301,246.85	3,217,087.41
B: Moderate credit risk	Trade receivables and other financial assets	264,859,737.32	234,113,910.94

Concentration of trade receivables

Trade receivables consist of a large number of customers spread across various states in India with no significant concentration of credit risk. The Company do not envisage any financial difficulties resulting in higher credit risk higher than usual credit term due to COVID 19 outbreak.

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Group takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyse the financial liabilities into relevant maturity pattern based on their contractual maturities.

(Amount in Rupees)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	more than 3 Years	Total	Carrying Amount
As at 31 March 2020						
Trade Payables	393,321,400.00	-	-	-	393,321,400.00	393,321,400.00
Other Financial Liabilities	99,293,622.69	25,000.00	-	-	99,318,622.69	99,318,622.69
Total	492,615,022.69	25,000.00	-	-	492,640,022.69	492,640,022.69
As at 31 March 2019						
Trade Payables	393,418,376.00	-	-	-	393,418,376.00	393,418,376.00
Other Financial Liabilities	111,749,138.86	11,084,468.78	-	-	122,833,607.64	122,756,479.95
Total	505,167,514.86	11,084,468.78	-	-	516,251,983.64	516,174,855.95

Market risk**Interest Rate risk**

The Group's policy is to minimise interest rate cash flow risk exposures on long-term financing. At 31 March the Group is exposed to changes in market interest rates through bank borrowings at variable interest rates. Other borrowings are at fixed interest rates.

Note 36 : CAPITAL MANAGEMENT POLICIES

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Group monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedge recognised in other comprehensive income.



Note 37 : Related parties disclosures

A. Related parties are classified as :

(a)	Ultimate Holding company
1	Guild Builders Private Limited
(b)	Holding company
1	Omaxe Limited
(c)	Fellow Subsidiary companies
1	Jagdamba Contractors and Builders Limited
2	Omaxe New Chandigarh Developers Private Limited
3	Omaxe Buildwell Limited
4	Green Planet Colonisers Private Limited
(d)	Subsidiary of Fellow subsidiary company
1	Bhanu Infrabuild Private Limited
(e)	Entities over which key managerial personnel and/or their relatives exercise significant control
1	Amit Jain Builders Private Limited
2	Swarg Sukh Buildhome Private Limited



(B) TRANSACTION DURING THE YEAR WITH RELATED PARTIES :

(Amount in Rupees)

S.No.	Nature of Transactions	Year ended	Ultimate Holding Company/Holding Company/ Fellow Subsidiaries/Subsidiary of Fellow Subsidiary company	Entities over which key managerial personnel and/or their relatives exercise significant control	Total
1	Income from trading goods	31-Mar-20	308,237.00	-	308,237.00
		31-Mar-19	66,841.00	-	66,841.00
2	Sale of fixed assets	31-Mar-20	3,200.00	-	3,200.00
		31-Mar-19	44,500.00	-	44,500.00
3	Purchase of fixed assets	31-Mar-20	99,250.00	-	99,250.00
		31-Mar-19	127,119.00	-	127,119.00
4	Project management services charges	31-Mar-20	-	-	-
		31-Mar-19	120,000.00	-	120,000.00
5	Building material purchases	31-Mar-20	24,948.00	-	24,948.00
		31-Mar-19	141,389.00	-	141,389.00
6	Bank guarantee received	31-Mar-20	-	-	-
		31-Mar-19	12,600,000.00	-	12,600,000.00
7	Share of Revenue	31-Mar-20	-	-	-
		31-Mar-19	(380,518.31)	-	(380,518.31)
8	Land development & other rights purchased	31-Mar-20	-	-	-
		31-Mar-19	-	295,000.00	295,000.00

(Amount in Rupees)

S.No.	Nature of Transactions	Year ended	Ultimate Holding Company/Holding Company/ Fellow Subsidiaries/Subsidiary of Fellow Subsidiary company	Entities over which key managerial personnel and/or their relatives exercise significant control	Total
Balances as at 31st march, 2020					
1	Loans & advances recoverable	31-Mar-20	177,683,585.19	-	177,683,585.19
		31-Mar-19	178,416,250.15	-	178,416,250.15
2	Trade payables	31-Mar-20	495.00	165,000.00	165,495.00
		31-Mar-19	-	295,000.00	295,000.00
3	Advances/balance outstanding	31-Mar-20	266,320,185.29	71,414.00	266,391,599.29
		31-Mar-19	265,920,185.29	-	265,920,185.29
4	Bank guarantees	31-Mar-20	60,826,000.00	-	60,826,000.00
		31-Mar-19	60,826,000.00	-	60,826,000.00



(C) DISCLOSURE IN RESPECT OF MAJOR RELATED PARTY TRANSACTIONS DURING THE YEAR :			
			(Amount in Rupees)
Particular	Relationship	2019-20	2018-19
1 Income from trading goods			
Omaxe Limited	Holding Company	104,935.00	36,345.00
Bhanu Infrabuild Private Limited	Subsidiaries of Fellow Subsidiary company	-	23,310.00
Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiaries company	203,302.00	7,186.00
2 Sale of fixed assets			
Omaxe Limited	Holding Company	3,200.00	14,500.00
Bhanu Infrabuild Private Limited	Subsidiaries of Fellow Subsidiary company	-	30,000.00
3 Purchase of fixed assets			
Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiaries company	-	127,119.00
Jagdamba Contractors and Builders Limited	Fellow Subsidiaries company	99,250.00	-
4 Project management services charges			
Omaxe Limited	Holding Company	-	120,000.00
5 Building material purchases			
Omaxe Limited	Holding Company	4,792.00	25,782.00
Jagdamba Contractors and Builders Limited	Fellow Subsidiaries company	420.00	95,207.00
Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiaries company	19,736.00	20,400.00
6 Bank guarantee received			
Omaxe Limited	Holding Company	-	12,600,000.00
7 Share of Revenue			
Omaxe Buildwell Limited	Fellow Subsidiaries company	-	(380,518.31)
8 Land development & other rights purchased			
Amit Jain Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	130,000.00
Swarg Sukh Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	165,000.00



(C) BALANCES AS AT 31st MARCH, 2020			
Particular	Relationship	As at 31st March, 2020	As at 31st March, 2019
1 Loans & advances recoverable			
Omaxe Limited	Holding Company	166,824,113.70	167,773,387.66
Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiaries company	216,609.00	-
Omaxe Buildwell Limited	Fellow Subsidiaries company	10,642,862.49	10,642,862.49
2 Trade payables			
Jagdamba Contractors and Builders Limited	Fellow Subsidiaries company	495.00	-
Amit Jain Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	130,000.00
Swarg Sukh Buildhome Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	165,000.00	165,000.00
3 Advances/balance outstanding			
Guild Builders Private Limited	Ultimate Holding Company	176,000,000.00	176,000,000.00
Omaxe Limited	Holding Company	26,493,102.29	26,493,102.29
Green Planet Colonisers Private Limited	Fellow Subsidiaries company	63,827,083.00	63,427,083.00
Amit Jain Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	71,414.00	-
4 Bank guarantees			
Omaxe Limited	Holding Company	60,826,000.00	60,826,000.00



Note 38: GROUP INFORMATION

Information about subsidiaries/entity consolidated

The consolidated financial statements of the Group include entities listed in the table below:

S. No.	Name of Entity	Country of Incorporation	Proportion (%) of Equity Interest	
			Year Ended 31-March-2020	Year Ended 31-March-2019
A	Subsidiary of Navratan Techbuild Private Limited			
1	S N Realtors Private Limited	India	100.00	100.00

Note 39: Additional information, as required under Schedule III of the Companies Act, 2013, of the enterprises consolidated as subsidiaries / entities consolidated:

S.No.	Name of the entity in the group	Net assets (total assets minus total liabilities)		Share in profit or (loss)		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	(Amount in Rupees)	As % of consolidated profit or loss	(Amount in Rupees)	As % of consolidated other comprehensive Income	(Amount in Rupees)	As % of consolidated Total comprehensive Income	(Amount in Rupees)
	Parent								
	Navratan Techbuild Private Limited	131.48	148,656,233.49	0.03	(19,262.00)	-	-	0.03	(19,262.00)
	Subsidiary-Indian								
1	S N Realtors Private Limited	(31.48)	(35,596,206.73)	99.97	(61,340,707.36)	100.00	(10,416.00)	99.97	(61,351,123.36)

Note 40: The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The management of the Company have made its own assessment of impact of the outbreak of COVID-19 on business operations of the Company and have concluded that no adjustments are required to be made in the financial statement as it does not impact current financial year. However, the situation with COVID-19 is still evolving. Also the various preventive measures taken by Government of India are still in force leading to highly uncertain economic environment. Due to these circumstances, the management's assessment of the impact on the subsequent period is dependent upon the circumstances as they evolve. The Company continues to monitor the impact of COVID-19 on its business including its impact on customer, associates, contractors, vendors etc.

Note 41: STANDARDS ISSUED BUT NOT YET EFFECTIVE

The Ministry of Corporate Affairs (MCA) notifies new Indian Accounting Standard or amendment there to. There is no such notification which would have been made applicable from 01.04.2020.

Note 42: The Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures.

The notes referred to above form an integral part of consolidated financial statements.

As per our audit report of even date attached

For and on behalf of
B S D & Co.
 (Regn. No. -000312S)
 Chartered Accountants

For and on behalf of board of directors

Prakash Chand Surana
 Partner
 M.No. 010276

Arindam Shaw
Arindam Shaw
 (Director)
 DIN: 08155390

Rajneesh Pabbi
Rajneesh Pabbi
 (Director)
 DIN: 03563078

UDIN: 20010276AAAAES4457

Place: New Delhi

Date: **25 JUL 2020**

Salient features of financial statements of subsidiary companies as per Companies Act, 2013 as per Annexure 'A'
Annexure-A

(Amount in Rupees)

Sl. No.	Name of Subsidiary	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	Share capital	Reserves & surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
1	S N Realtors Private Limited	March 31, 2020	INR	500,000.00	(36,802,086.70)	546,047,761.86	582,349,848.56	-	89,387,092.18	(81,698,591.36)	(20,357,884.00)	(61,340,707.36)	-	100.00



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